LOT 38 BROTHERS WELCOME AIRPARK
THEREOF.

DAVIES DWIGHT A
14536 W 167TH ST
HOMER GLN, IL 60491

2026

12-4S-16-02935-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

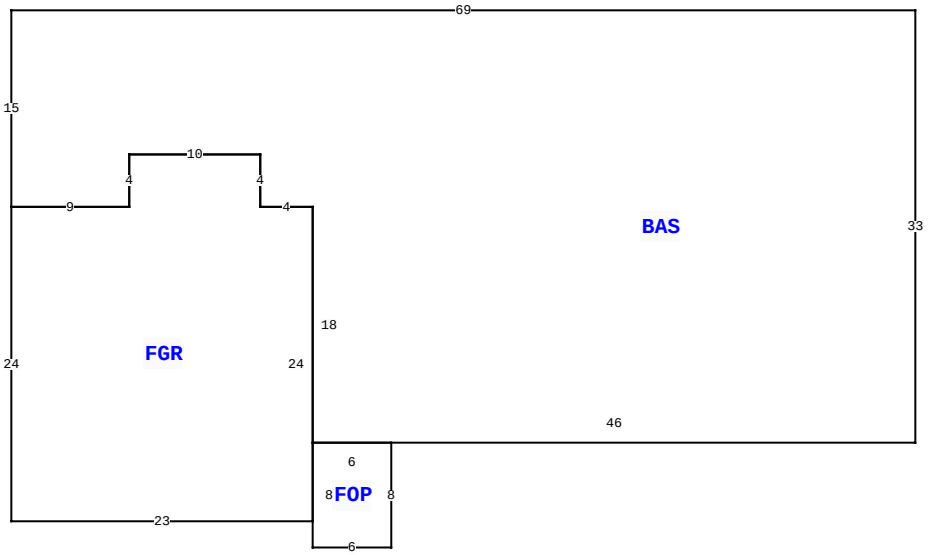
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100		1,823	165,642
FGR	592	55		326	29,621
FOP	48	30		14	1,272
TOTALS	2,463			2,163	196,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	122.9184	137.67	297,780	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 0% - 2025 Heated Area: 1823 HX Base Yr



231 SW CESSNA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	196,535
TOTAL MARKET OB/XF VALUE	1,785
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	233,320
SOH/AGL Deduction	0
ASSESSED VALUE	233,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,320
TOTAL JUST VALUE	233,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/2012	10/31/2024	WD	Q	I	05	299,000
GRANTOR: VAN DUN EGIDIUS J						
GRANTEE: DAVIES DWIGHT A						
1504/1584	12/11/2023	WD	U	I	11	100
GRANTOR: BARNSTIJN MONA C D						
GRANTEE: VAN DUN EGIDIUS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W69 S15 FGR= S24 E23 N24 W4 N4 W10 S4 W9$ E9 N4 E10S4 E4 S18 FOP= S8 E6 N8 W6$ E46 N33$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	17	75	1,275.00	UT	1.40	1.40	100	0	0	3	100	1,785	

LAND DESCRIPTION

TOTAL OB/XF 1,785

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/30/2024 BY TP Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS